



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PUBLIC HEARING AND CONSIDERATION OF A CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR)

PROJECT NUMBER TR068565-(3)
SPECIFIC PLAN NO. 200700001
PLAN AMENDMENT NO. 200700001
ZONE CHANGE NO. 200700001
DEVELOPMENT AGREEMENT NO. 200700001
CITY OF LOS ANGELES ENVIRONMENTAL ASSESSMENT NO. ENV-2007-0254, SCH NO. 2007071036

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this land use proposal on **Wednesday, February 27, 2013 at 9:00 a.m.** in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room will open at 8:50 a.m.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 100 Universal City Plaza in the unincorporated area identified as Universal City on the County's Zoned Districts map.

PROJECT DESCRIPTION: The portion of the proposed NBC Universal Evolution Plan located within the County of Los Angeles is the "Project" site. The following requests include the description of the Project.

Specific Plan: To authorize the Universal Studios Specific Plan to establish site-specific land uses, additional regulations, a development program, and procedures for construction of 2,433,000 gross new square feet of development less 544,460 square feet of demolition for a total of 1,888,540 square feet of net new development on 324 acres of property located within existing and proposed unincorporated County land including the following: establish Studio, Studio Office, Office, Entertainment, Entertainment Retail, Amphitheater, and Hotel uses; regulate parking and shared parking within the project site; regulate 20 existing and up to 15 new establishments for on-site and off-site sales of alcoholic beverages; establish and regulate an on-site signage program; authorize the removal and/or encroachment into the protected zone of 250 County Ordinance oak trees and 130 California State Oak Woodlands oak trees; establish and regulate the potential Universal Studios Historic District through the Universal Studios Historic Preservation Plan; regulate a maximum of 530,000 total cubic yards of import and/or export of earth and onsite grading exceeding 100,000 cubic yards; regulate new Communication Facilities including Cellular Facilities for wireless telecommunications; and authorize various other appurtenant regulations and procedures for development of the site in the proposed Specific Plan (SP) zone.

Plan Amendment: To authorize a change in the General Plan Land Use Policy designation from Major Industrial (I) and Major Commercial (C) to Specific Plan (SP); to delete from the Plan of Highways a proposed east/west Major Highway extension of Forest Lawn Drive and an extension of a Secondary Highway Forman Avenue to the north; to change the Urban Form Policy Map designation from Multipurpose Center Level 3 (lesser scale development) to Multipurpose Center Level 2 (greater scale development); and pre-designate those areas to be detached from the City of Los Angeles to become unincorporated land within the County with the Specific Plan (SP) land use designation.

Zone Change: To authorize a change in zoning from M-1.5 (Restricted Heavy Manufacturing) to Specific Plan (SP) and pre-zone those areas to be detached from the City of Los Angeles to become unincorporated land within the County with the Specific Plan (SP) zoning designation.

Development Agreement: To authorize a Development Agreement between Universal City Studios LLC and the County of Los Angeles for development of 324 acres located within unincorporated County land.

Annexations and Detachments: A modification to the County of Los Angeles and City of Los Angeles boundaries will be requested, involving annexations from the County to the City and detachments from the City to the County through the Local Agency Formation Commission for the County of Los Angeles ("LAFCO"), to allow for consolidation of certain uses within City or County boundaries such as removing intrusion of boundary lines through buildings or specific uses. A net detachment of 28 acres from the City to the County is proposed.

ENVIRONMENTAL DOCUMENTATION: As a responsible agency, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.), the County through the Regional Planning Commission will consider the effects of the Project as shown in the NBC Universal Evolution Plan Environmental Impact Report ("EIR"), which includes Final EIR and Draft EIR (City of Los Angeles Environmental Assessment No. ENV-2007-0254-EIR SCH No. 2007071036) which was certified by the City of Los Angeles as Lead Agency on November 14, 2012; and will consider adoption of the County Mitigation Monitoring and Reporting Program; and adopt the County California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations.

PUBLIC COMMENT PERIOD AND REVIEWING LOCATIONS: Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1362, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at http://planning.lacounty.gov/case/view/tentative_tract_map_068565_3_project_no_068565_3/ and at the following locations during normal business hours **beginning January 28, 2013:**

West Hollywood County Library
625 N. San Vicente Blvd.
West Hollywood, CA 90069
(310) 652-5340

North Hollywood City of L.A. Library
5211 Tujunga Avenue
North Hollywood, 91601
(818) 766-7185

Studio City, City of L.A. Library
12511 Moorpark Street
Studio City, 91604
(818) 755-7873

Additional information concerning this case may be obtained by contacting **Mr. Kim Szalay** at (213) 974-4876 or at kszalay@planning.lacounty.gov between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-4876.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, Attention: Mr. Kim Szalay, 320 West Temple Street, Los Angeles, California 90012.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un proyecto de desarrollo urbano llamado 'NBC Universal Evolution Plan'. Una audiencia pública para considerar el proyecto tendrá lugar el Miércoles, día 27 de Febrero de 2013 a las 9:00 a.m. en Sala 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466.

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.